

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/30-32 Danin Street Pascoe Vale VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/25 Austin Crescent Pascoe Vale VIC 3044	\$600,000	02-Oct-19
3/79 Park Street Pascoe Vale VIC 3044	\$532,000	16-Oct-19
4/62 Pleasant Street Pascoe Vale VIC 3044	\$545,000	14-Dec-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 January 2020



3/25 Austin Crescent Pascoe Vale VIC 3044

 2  1  1

Sold Price **\$600,000** Sold Date **02-Oct-19**

Distance **0.21km**



3/79 Park Street Pascoe Vale VIC 3044

 2  1  1

Sold Price **\$532,000** Sold Date **16-Oct-19**

Distance **0.61km**



4/62 Pleasant Street Pascoe Vale VIC 3044

 2  1  1

Sold Price **\$545,000** Sold Date **14-Dec-19**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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